TIPPECANOE COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 2021- 26 -CM

APPROVING THE ORDER OF THE

TIPPECANOE COUNTY AREA PLAN COMMISSION

WHEREAS, the Tippecanoe County ("County") Redevelopment Commission ("Commission"), on the 15th day of June, 2021, adopted, pursuant to IC 36-7-14 ("the Act"), a declaratory resolution, preliminarily amending the Economic Development Plan ("Plan") for and expanding the area of the McCarty Lane Southeast Industrial Expansion Area ("Area") in the County. and

WHEREAS, on the 21st day of July, 2021, the Tippecanoe County Area Plan Commission ("Plan Commission") approved the Plan and Declaratory Resolution; and

WHEREAS the Act requires approval of the action of the Plan Commission by the Board of Commissioners of the County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, AS FOLLOWS:

- 1. The action of the Plan Commission on the __21st_ day of _July, 2021, determining that the Plan and the Declaratory Resolution conform to the comprehensive plan of the County is in all respects approved by the Board of Commissioners.
- 2. The Auditor is hereby directed to file a copy of the Declaratory Resolution, the Plan and the approving Order of the Plan Commission with the permanent minutes of this meeting.
 - 3. This resolution shall be effective from and after passage.

PASSED AND ADOPTED by the Board of Commissioners of Tippecanoe County, Indiana, this and day of August, 2021.

BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY

Thomas P. Murtaugh, President

David S. Byers, Vice President

Tracy A. Brown, Member

ATTEST:

Robert Plantenga, Auditor of Tippecanoe County

TIPPECANOE COUNTY AREA PLAN COMMISSION

RESOLUTION NO. 2021-02-APC

APPROVING DECLARATORY RESOLUTION AND TIPPECANOE COUNTY ECONOMIC DEVELOPMENT AREA PLAN APPROVED AND ADOPTED BY THE TIPPECANOE COUNTY REDEVELOPMENT COMMISSION

WHEREAS, the Tippecanoe County ("County") Redevelopment Commission ("Commission") on the 15th day of June, 2021, adopted a certain Declaratory Resolution Amending the McCarty Lane - Southeast Industrial Expansion Economic Development Area Economic Development Plan ("Plan") pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Act requires approval of the Declaratory Resolution and the Plan by the Tippecanoe County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT RESOLVED by the Tippecanoe County Area Plan Commission, as follows:

- 1. The Plan for the Area conforms to the Comprehensive Plan of development for the County.
- 2. The Declaratory Resolution and the Plan, as amended, adopted by the Commission on the 15th day of June 2021, are hereby approved, ratified and confirmed.
- 3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the permanent minutes of this meeting.

Passed by the Tippecanoe County Area Plan Commission, this 21 day of 3021, 2021.

ATTEST:

President.

RESOLUTION NO. 2021-01-RC

DECLARATORY RESOLUTION OF THE TIPPECANOE COUNTY REDEVELOPMENT COMMISSION

WHEREAS, the Tippecanoe County Redevelopment Commission ("Commission") adopted Resolution 2001-1-RDC on February 27, 2001, amending and confirming as amended a certain Declaratory Resolution establishing the McCarty Lane Southeast Industrial Expansion Economic Development Area ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25; and

WHEREAS, the Commission adopted Resolution 2005-2-RC on July 11, 2005, providing for the enlargement of the Area; and

WHEREAS, the Commission on September 6, 2007 adopted Resolution 2007-01-RC amending the McCarty Lane Southeast Industrial Expansion Economic Development Area Economic Development Plan ("Plan") to reflect the completion of certain projects and to add additional projects to the Plan; and

WHEREAS, the Commission on July 29, 2013, adopted Resolution 2013-1-RC further amending the Plan to reflect the completion of certain projects and adding additional projects to the Plan; and

WHEREAS, the Commission on March 6, 2015, adopted Resolution 2015-1-RC further amending the Plan to reflect the completion of certain projects and adding additional projects to the Plan; and

WHEREAS, the Commission has investigated, studied, and surveyed economic development areas within the corporate boundaries of the County; and

WHEREAS, the Commission has determined that the boundaries of the Area should be enlarged; and

WHEREAS, the Commission has determined that the Plan should be further amended, pursuant to IC 36-7-14-17.5 to so enlarge the boundaries of the Area and the Allocation Area by the addition described on Exhibit A attached hereto (the "Expansion Area") and also amended to reflect the completion of certain projects and adding additional projects to the Plan; and

WHEREAS, the Commission has caused to be prepared and attached hereto as Exhibit A:

- (1) Maps and plats showing:
 - (A) The boundaries of the Expansion Area to be added to the Area.
 - (B) The location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or economic development of the Expansion Area, indicating any parcels of property to be excluded from acquisition; and
 - (C) The parts of the Expansion Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan.

- (2) Lists of the owners of the various parcels of property proposed to be acquired; and
- (3) An estimate of the cost of acquisition, redevelopment, and economic development.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION THAT:

- (1) The Commission has selected the area described in Exhibit A (the Expansion Area), an economic development area within its corporate boundaries, as an enlargement and addition to the area the Commission previously designated as the Southeast Industrial Expansion Economic Development Area ("Economic Development Area");
- (2) The Commission finds that the amendment of the Economic Development Area and the Plan to include the Expansion Area and projects related thereto:
 - (A) is reasonable and appropriate when considered in relation to the original Area and Plan (as amended from time to time) and the purposes of IC 36-7-14; and
 - (B) conforms to the comprehensive plan for the County;
- (3) The Commission hereby determines that the Plan generally and particularly in relation to the Expansion Area:
 - (A) Promotes significant opportunities for gainful employment of citizens; is likely to attract major new enterprises to the County; retains or expands a significant business enterprise existing in the boundaries of Tippecance County; and/or meets other purposes of IC 36-7-14-2.5, 41, and 43.
 - (B) Achieves purposes that cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under IC 36-7-14-2.5, 41, and 43 because of lack of public improvement; existence of improvements or conditions that lower the value of land below that of nearby land; multiple ownership of the land; or other similar conditions;
 - (C) Benefits the public health and welfare;
 - (D) Will result in public utility and benefit as measured by the attraction or retention of permanent jobs; an increase in the property tax base; improved diversity of the economic base; or other similar public benefits; and
 - (B) Conforms to other development and redevelopment plans for the unit.
- (4) The base assessment date of the Expansion Area shall be January 1, 2021.
- (5) This paragraph shall be considered the allocation provision for the purposes of IC 36-7-14-39. The entire Economic Development Area, as enlarged to include the Expansion Area described on Exhibit A, shall constitute an allocation area as defined in IC 36-7-14-39 ("Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on the taxable property in the allocation area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the effective date of this resolution.

- (6) The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Amended Plan to the Tippecanoe County Area Plan Commission ("Plan Commission") for its approval.
- (7) The Commission also directs the presiding officer, after receipt of the written order of approval by the Plan Commission and the approval of the Plan Commission's order by the Board of Commissioners to publish notice of the adoption and substance of this resolution in accordance with IC 5-3-1-4 and to file notice with the building commissioner and any other departments or agencies of the County concerned with County planning, zoning variances, land use, or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the County's Department of Redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates, and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Expansion of the Allocation Area.
- (8) The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the enlargement of the Allocation Area to include the Expansion Area, including the following:
 - (A) The estimated economic benefits and costs incurred by the enlargement of the Allocation Area to include the Expansion Area as measured by increased employment and anticipated growth of real property assessed values; and
 - (B) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Expansion Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under IC 36-7-14-17 at least 10 days before the date of the hearing described in section 7 of this Resolution.
- (9) The Commission further directs the presiding officer to submit this resolution to the Board of Commissioners for its approval of the establishment of the enlargement of the Economic Development Area.

In all other respects, the prior Resolutions establishing and amending the Area and the Plan are hereby ratified and confirmed.

This Resolution shall be effective as of the date of its adoption.

Adopted this 15th day of June 2021.

TIPPECANOE COUNTY REDEVELOPMENT COMMISSION
James A Min
James Andrew
Bart Burrell
Tha Will
Lisa Dullum
Il Mulaur
Phomas Murtaugh
Known Kensle
Kris Kessler

This instrument prepared by Douglas J. Masson of the firm of Hoffman, Luhman & Masson, PC, P.O. Box 99, Lafayette, IN 47902.

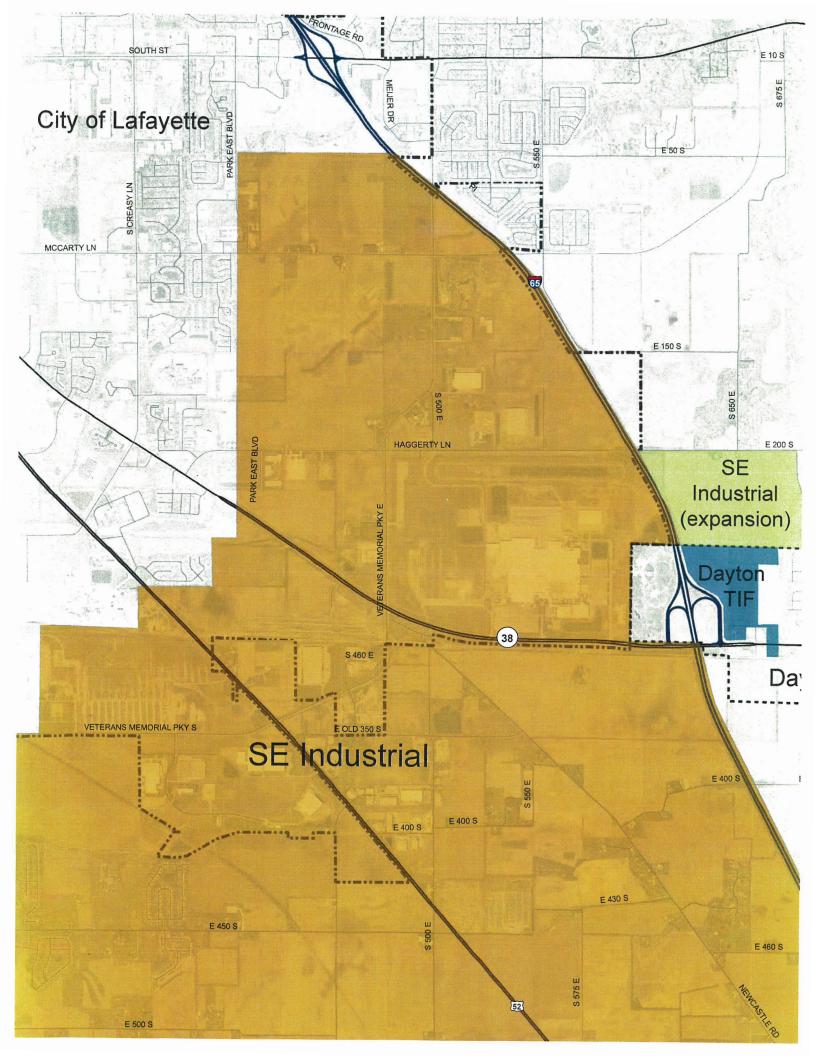
"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law." /s/Douglas J. Masson

EXHIBIT A

Maps and plats showing:

- 1. The boundaries of the Expansion Area to be added to the Area.
- 2. The location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, or economic development of the Expansion Area, indicating any parcels of property to be excluded from acquisition; and
- 3. The parts of the Expansion Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Plan.

Reference: IC 36-7-14-15(b)(1).



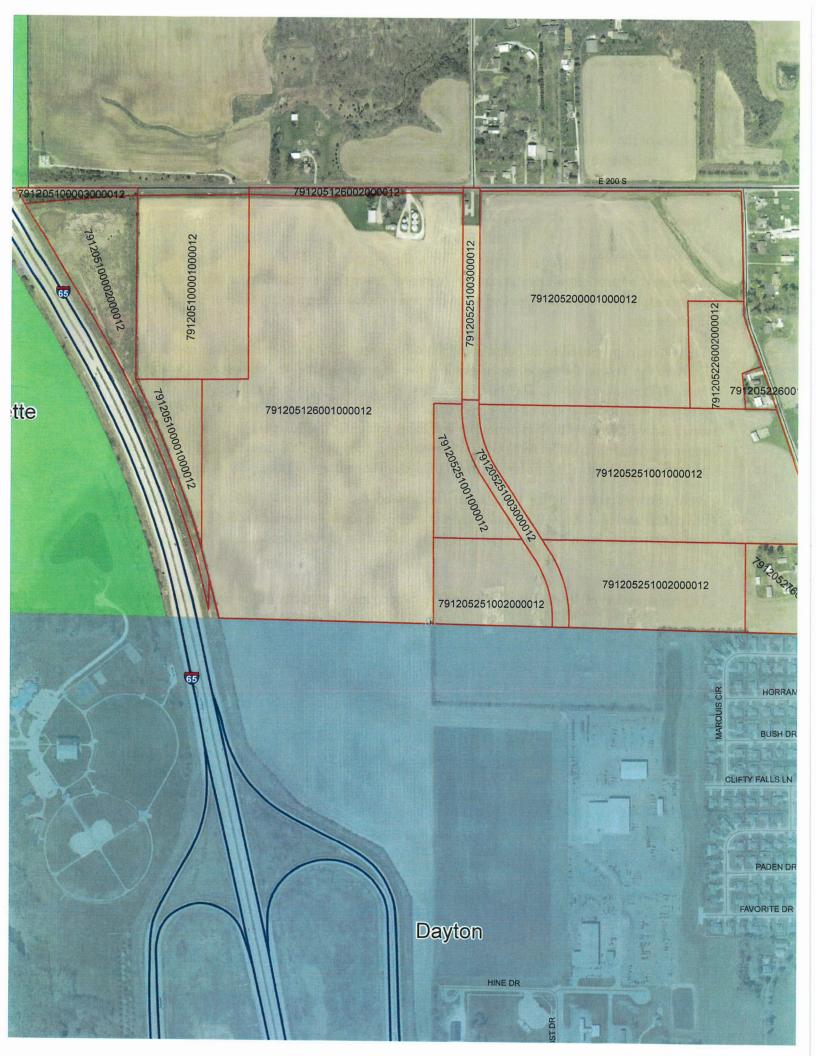


EXHIBIT B

Lists of the owners of the various parcels of property proposed to be acquired or otherwise affected by the establishment of the expansion Area and fiscal impact statement

Acquisition

None.

Affected Property

All parcels of property in the Expansion Area are reasonably expected to be positively affected by accomplishment of the Plan due to an expected increase in property values if the Plan is implemented.

Yost Drive is proposed to be constructed from Haggerty Lane to its current stub end at Hine Drive in the Town of Dayton. As relevant to the Expansion Area, the construction will proceed from Haggerty Lane to the Dayton town limits. The construction is consistent with various planning documents prepared by Tippecanoe County and the Town of Dayton since 1996. The new road will support both commercial and local vehicular traffic. Yost Drive will also accommodate truck traffic that might otherwise be forced onto Dayton Road and conflict with pedestrian crossings for children attending Dayton Elementary School.

Preliminary Engineering for Yost Drive is estimated at \$450,000, acquisition of necessary rights of way estimated at \$100,000, and construction of the road is estimated at \$10,700,000. Much of this expense has been or is anticipated to be approved for federal funding.

The construction of Yost Drive will improve the economic capacity of the Expansion Area.

The following parcels will be included within the Expansion Area:

Parcel	Owner	Mailing Address		
79-12-05-100-002.000-012	State of Indiana	c/o INDOT 41 W 300 N,		
		Crawfordsville, IN 47933		
79-12-05-100-001.000-012	Carr Family Farm, LLC	c/o Gary Bohlander		
		8548 E. Bowers Rd,		
·		Darlington, IN 47940		
79-12-05-126-001.000-012	Carr Family Farm, LLC	c/o Gary Bohlander		
		8548 E. Bowers Rd,		
		Darlington, IN 47940		
79-12-05-251-003.000-012	Town of Dayton	PO Box 557		
		Dayton, IN 47941		
79-12-05-200-001.000-012	Ronald & Harriett Berry	2101 Dayton Rd		
		Lafayette, IN 47905		
79-12-05-226-002.000-012	Ronald & Harriett Berry	2101 Dayton Rd		
		Lafayette, IN 47905		
79-12-05-226-001.000-012	Claude S. Bower	2210 Dayton Rd		
		Lafayette, IN 47905		
79-12-05-251-001.000-012	Ronald & Harriett Berry	2101 Dayton Rd		
		Lafayette, IN 47905		
79-12-05-251-002.000-012	Ronald & Harriett Berry	2101 Dayton Rd		
	·	Lafayette, IN 47905		
79-12-05-251-002.000-012	Ronald & Harriett Berry	2101 Dayton Rd		
		Lafayette, IN 47905		
79-12-05-251-002.000-012	Ronald & Harriett Berry	*		
		Lafayette, IN 47905		
79-12-05-276-001.000-012	Stanley Bull	2424 Dayton Rd		
		Lafayette, IN 47905		

Reference: IC 36-7-14-15(b)(2), IC 36-7-14-17(c)(2).



Robert A. Plantenga 20 North 3rd Street Lafayette, Indiana 47901-1214

January 27, 2021

RE: Fiscal Impact of Expansion of the Southeast Industrial TIF District

The Tippecanoe County Redevelopment Commission is proposing an expansion of the TIF District by creating the McCarty Lane Southeast Industrial Expansion Economic Development Area. The expansion consists of 12 parcels within the unconsolidated area of Sheffield Township.

Attached is an estimate of property tax impact to the owners of properties located in Sheffield Township. Other taxing units not in the expansion area will see a very minimal impact as potential captured assessment which otherwise would help decrease the tax rate would instead be captured.

Fiscal impact to the taxing districts would be minimal as the tax rate adjusts automatically with assessments to achieve the levy authorized by the state. Exceptions would be levies such as Cumulative Capital Development, Cumulative Bridge and Cumulative Major Bridge as those have set tax rates. By capturing assessments rather than being included in the calculation does decrease the potential tax revenues for those funds. There also would be small decreases in revenues due to increases in Circuit Breaker Credits (almost exclusively in the Incorporated areas).

For estimation purposes, I used \$10 million in newly captured assessment to calculate the impact on a property with a \$100,000 net assessed valuation (after deductions and exemptions). Individual annual impact would be at \$4.70. As further development occurs, the financial impact would increase as well proportionate to the amount of new captured assessment. But this increase assumes that without the TIF creation that the development would still have occurred.

Sincerely,

Robert A. Plantenga

Nodest A Plantings

Estimated Impact on Taxing Unit 12 Sheffield TSC (Based on 2020 Pay 2021 Tax Rates)

Impact with \$10 million captured assessment	12 Sheffield TSC	CNAV	Levy	Captured CNAV	With Added CNAV	Rate Impact	100,000 CNAV Impact
County Cumulative Capital Dev	0.0250	8,221,249,801	\$2,055,312	10,000,000	0.0250	0.0000	\$0.00
County General	0,3497	8,221,249,801	\$28,749,711	10,000,000	0.3493	0.0004	\$0.40
County Jail Lease	0.0018	8,221,249,801	\$147,982	10,000,000	0.0018	0.0000	\$0.00
Cumulative Bridge	0.0350	8,221,249,801	\$2,877,437	10,000,000	0.0350	0.0000	\$0.00
County Major Bridge	0.0100	8,221,249,801	\$822,125	10,000,000	0.0100	0.0000	\$0.00
Reassessment	0.0045	8,221,249,801	\$369,956	10,000,000	0.0045	0.0000	\$0.00
County Total	0.4260						
Twp FPT Equipment Replace	0.0333	1,078,825,185	\$359,249	10,000,000	0.0330	0.0003	\$0.30
Township FPT General	0.0278	1,078,825,185	\$282,652	10,000,000	0.0260	0.0018	\$1.80
Township General	0.0067	390,440,058	\$26,159	10,000,000	0.0065	0.0002	\$0.20
Township Poor Assistance	0.0020	390,440,058	\$7,809	10,000,000	0.0020	0.0000	\$0.00
Township Total	0.0698						
School Operations	0.4881	4,709,938,651	\$22,989,211	10,000,000	0.4871	0.0010	\$1.00
School Debt Service	0.4065	4,709,938,651	\$19,145,901	10,000,000	0.4056	0.0009	\$0.90
School Total	0.8946						
Library Debt Service	0.0091	7,342,098,669	\$668,131	10,000,000	0.0091	0.0000	\$0.00
Library General	0.0560	7,342,098,669	\$4,111,575	10,000,000	0.0559	0.0001	\$0.10
Library Total	0.0651					-	
Solid Waste	0.0031	8,221,249,801	\$254,859	10,000,000	0.0031	0.0000	\$0.00
Solid Waste Total	0.0031						
Total	1.4586						\$4.70

EXHIBIT C JOINT ECONOMIC DEVELOPMENT PLAN

The Project Descriptions set forth in the Amended Economic Development Plan for the McCarty Lane - Southeast Industrial Expansion Economic Development Area adopted September 6, 2007, as amended on March 6, 2015, which Plan is the subject of a Joint Economic Development Agreement between Tippecanoe County and the City of Lafayette should be further amended to remove substantially completed projects and add new projects and to read as follows:

PROJECT DESCRIPTIONS

The economic development of the McCarty Lane - Southeast Industrial Expansion Economic Development Area will include the County Projects and City Projects as described below.

COUNTY PROJECTS

- 1. The extension and reconstruction of:
 - a. CR 550S from Concord Road to 450 East will be built as a two-lane, rural cross-section road with paved shoulders. This project will serve as a new east-west corridor along the south boundary of the McCarty Southeast Industrial Expansion Economic Development Area.
 - b. Yost Drive from Haggerty Lane to the Dayton Town Limits.
- 2. The reconstruction or improvement of various regulated drains and storm water management systems are necessary to successfully convert the Economic Development Area from predominately agricultural land use to predominately industrial land use. Proposed projects may include, but are not limited to the Berlowitz, Kirkpatrick, Wilson Branch, Elliott Ditch, Alexander Ross, Ilgenfritz, and Dismal Creek Regulated Drains.
- 3. Trail extension on:
 - A. Concord Road south from the City Limits to CR 500 S.
 - B. CR 450 S from Concord Road to CR 450 E.
- 4. The reconstruction and widening of:
 - A. Bridge 32
 - B. Bridge 56.
- 5. Upgrades on the following roads including ditching, widening, resurfacing, sidewalks and/or trails as needed, and pipe/culvert replacements as needed on:
 - A. CR 500 S from Concord Road to CR 450 E
 - B. CR 450 S from Concord Road to US 52
 - C. CR 450 E from CR 550S to City Limits
 - D. CR 500 E from CR 550 S to CR 450 S
 - E. Concord Road from City Limits to CR 500 S
 - F. CR 550 E from CR 350S to US 52
 - G. CR 400 S from 550 E to Newcastle Road

- H. CR 400 S from Newcastle Road to I-65
- I. CR 460 S from Newcastle Road to I-65
- J. Wyandotte Road from US 52 to I-65
- K. Newcastle Road from Wyandotte Road to CR 500 E
- 6. Upgrades on the following roads including ditching, converting from gravel to asphalt, widening, sidewalks and/or trails as needed, and pipe/culvert replacements as needed on:
 - A. CR 550 S from CR 450 E to US 52
 - B. CR 575 E from US 52 to CR 430 S
 - C. CR 500 E from CR 350 S to Newcastle Road
 - D. CR 500E from CR50 S to US 52
- 7. Replenishment of any funds expended from the Tippecanoe County Local Road and Street Revolving Fund for the financing of the above projects.
- 8. Equipment, facilities, relocation, job training and infrastructure improvements, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure improvements and other expenses to support job creation, economic and business development within the Area.
- 9. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.
- 10. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.
- 11. Support of and improvements to public transportation.
- 12. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.
- 13. Acquisition of real property, as necessary.
- 14. General median and right-of-way maintenance including, but not limited to, mowing and landscaping.
- 15. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.

- 16. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
- 17. Facade and Interior Building Improvements Program
- 18. Design, manufacture and installation of wayfinding and other signage.
- 19. Establish and implement site guidelines for new development.
- 20. Security for the Area and events.
- 21. Snow removal.
- 22. Brownfield assessment and remediation.

CITY PROJECTS

The economic development shall also include the following Projects in the contiguous McCarty Economic Development Area that benefit or serve the City of Lafayette and Tippecanoe County:

PHASE I

- 1. Development of Berlowitz Woods Park.
- 2. Extension of Park East Boulevard to: a) Connect SR 38 to Haggerty Lane; b) Connect McCarty Lane to St. Francis Way; 3) Connect St. Francis Way to Haggerty Lane.
- 3. Extension of water main to serve the approximately 265 acre tract of land located at the southwest quadrant of the intersection of SR 38 and I65.

PHASE II

1. County Road 430 South Water Tower. A 1.5 million gallon water tower to serve growth West of US 52 and South of County Road 350 South. This tower will also relieve pressure fluctuations in the system near the proposed tower site.

PHASE III

- 1. Upper Berlowitz Watershed Infrastructure Master Plan and Implementation (drainage, utilities and roads)
- 2. Public Improvements

- a. Street Improvements to serve the area
- b. Expansion, extension of public improvements, including sanitary and storm sewers, storm drainage, and water supply.
- c. Improvements to public recreation and park facilities.
- 3. General median and right-of-way maintenance including, but not limited to, mowing and landscaping.
- 4. The reimbursement of public and private entities for expenses incurred in training employees of industrial facilities that are located in the allocation area and on a parcel of real property that has been classified as industrial property under the rules of the Department of Local Government Finance.
- 5. Equipment, facilities, relocation and other expenses to support job creation, economic and business development.
- 6. Comprehensive parking, transportation and development plans for the Area, including feasibility studies of specific sites.
- 7. Support of and improvements to public transportation.
- 8. Identification of other redevelopment opportunities and develop plans for specific economic development/redevelopment projects, including those involving acquisition of property and construction.
- 9. Acquisition of real property, as necessary.
- 10. Infrastructure improvements for redevelopment or economic development purposes, including, but not limited to, streets, roads, water, sewer, telecommunications, parking facilities and lots, and other utility or infrastructure.
- 11. Streetscape and trail way improvements including, but not limited to, sidewalks, lighting, trails, banners, and other public amenities.
- 12. Development and/or improvements to commercial, residential and public facilities including, but not limited to, private and public facilities and recreational facilities.
- 13. Facade and Interior Building Improvements Program
- 14. Design, manufacture and installation of wayfinding and other signage.
- 15. Establish and implement site guidelines for new development.
- 16. Security for the Area and events.
- 17. Snow removal.

- 18. Brownfield assessment and remediation.
- 19. Construction of a new multi-story municipal police station of approximately 65,000 square feet on the south side of Columbia Street between 6th and 7th streets, together with a new parking garage of 500-600 spaces, together with any necessary appurtenances, related improvements, and equipment.